



Hartwell Barn, 5 Mill Road

MK19 7DL

FINE & COUNTRY

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A stunning and architecturally interesting home occupying a rural location whilst nestling quietly within its well defined boundaries. The property is an eclectic mix of the old in relation to its structure and the modern in relation to its interior.

This splendid home offers an impressive blend of style and character, provides a high standard of presentation and retains significant character features making this a very special property. The accommodation has in excess of 5,300 sq.ft. of versatile accommodation which has the potential to create an annex facility. On the ground floor there is a sitting room, a family/dining room, a study, a bespoke kitchen/breakfast room with a snug area, a bedroom with an en suite, two further double bedrooms and a bathroom. The first floor has a galleried landing, a master suite with a walk in wardrobe and en suite bathroom, four further bedrooms making eight in total, an ensuite shower room and a family bathroom. All of the first floor bedrooms have panoramic garden views and look towards the countryside beyond.

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Entrance to the property is via a covered porch and a sealed unit double glazed door with matching side panels. Opening to the hallway, this is entirely glazed to one side looking into and opening on to a sheltered courtyard. Also accessed from within this hallway are a bedroom with oak flooring and also a utility room. The utility room has a butler sink with space and plumbing for a washing machine and tumble dryer mounted on natural stone flooring. The hallway conveniently links the main reception rooms to the ground floor bedroom accommodation.

The reception rooms are extremely light and airy. All are arranged to the front elevation of the property with a southerly aspect. Throughout the reception rooms there is evidence of original Roman natural stone columns. The sitting room also has a natural stone fireplace with a wood burning stove. This room is extensively glazed towards the south facing patio at the front of the property. The family dining room is an open plan space central to the ground floor accommodation. It has a semi vaulted ceiling with full height glazing to the front incorporating patio doors to the garden. Three of the aforementioned Roman stone pillars support the roof which has traditional cast iron rooflights to enhance the already abundant flow of natural light into this room. The first floor staircase rises from this room. The third of the ground floor rooms is the attractive Kitchen/breakfast room and snug which also has full height windows and glazed doors opening to the gardens at the front of the property. The kitchen provides a range of full height wall and base units with a twin butler sink with granite surrounds. There is an integrated four oven electric AGA with an extractor hood and other "Miele" integrated appliances including a companion oven, dishwasher and fridge freezer. The central island unit has a granite work surface, stainless steel sink and breakfast bar. This room is extremely spacious allowing more than enough room for sofas and breakfast tables.

The additional ground floor bedrooms and bathrooms can be found to the opposite end of the hallway. One of the bedrooms is a very large double room and it has a three piece en suite shower room. Two additional bedrooms are available on the ground floor. Completing the ground floor accommodation is a family bathroom with a four piece suite with shower and Spanish tiling to the floors and walls.





The first floor finds additional bedroom and bathroom accommodation with the magnificent Master suite enjoying views over the nature reserve and fishing lakes. The Master suite also offers walk in wardrobes and hanging areas with an en suite bathroom comprising a V & A double ended slipper bath, shower cubicle with "Grohe" power unit, twin wash basins, WC and towel rail. Three of the other bedrooms on this floor are located on the opposite landing. One has an ensuite facility and another has a semi vaulted ceiling, exposed beam and an original stone pillar. The family bathroom is finished in high specification marble with a shower cubicle, separate bath, WC and wash basin.

Electric remote controlled double gates open to a gravel driveway leading to the property and a double width garage. There is extensive brick paviour parking to this area which can accommodate several vehicles. An EV point is installed. Opposite is additional parking, similarly in brick pavours. The garage also has remote controlled doors with some workshop space and built in storage cabinets and currently doubles as a gym.. The garden has been landscaped with mature herbaceous borders providing attractive edging to the driveway which has a fenced partition from the garden. Various species of planting and an Italian oak tree blend sympathetically with the natural stone walls of their surroundings. A very large stone patio spanning the full width of the property on the southern aspect at the front is a quiet and sheltered spot for al fresco dining on those warm and sultry summer evenings. This garden is very private and walled to the boundaries with a water feature enhancing the already tranquil ambience enjoyed by its owners.

#### Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.

#### Notice to purchasers

"Note for Purchasers re anti money laundering legislation.

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will need to be provided upon receipt of your offer.

We may recommend services to clients, to include financial services and solicitor recommendations, for which we may receive a referral fee, typically between £0 and £200.









Approximate Gross Internal Area = 473 sq m / 5,086 sq ft  
 Double Garage / Workshop = 40 sq m / 435 sq ft  
 Total = 513 sq m / 5,521 sq ft



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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1 Silver End, Olney,  
 Bucks MK46 4AL  
 01234 975999 olney@fineandcountry.com  
 www.fineandcountry.co.uk

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